

Deed Restrictions

River Oaks Ranchetts

a Delaware corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledges that the execution and sealing of the foregoing instrument was the free and voluntary act and deed of said corporation and his free and voluntary act and deed as such Vice President-Production, for the uses, purposes and consideration therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal as of the day and year first above written.

Debra E. Fletcher
Notary Public
DEBRA E. FLETCHER
Notary Public in Harris County, Texas
My Commission Expires 9/17/81



FILED FOR RECORD
R. L. Harris
COUNTY CLERK
JEFFERSON COUNTY, TEXAS

1045073

MAR 4 11 11 AM '80

WARRANTY DEED WITH VENDOR'S LIEN

1045074

Know all men by these presents that the undersigned Texas Corporation, hereinafter called Grantor, hereunto duly authorized, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to it in hand paid by [REDACTED], of Jefferson County, Texas, hereinafter called Grantee, receipt of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto the said Grantee, the following described property:

Tracts 156 and 157 of the RIVER OAKS RANCHETTES, a subdivision in the Wm. C. Dyches Survey, in Jefferson County, Texas, as per map or plat thereof of record in the office of the County Clerk of Jefferson County, Texas, reference to which is hereby made for all purposes.

This conveyance is made subject to any and all: Mineral and/or royalty reservations and/or grants, restrictions, covenants, conditions and easements of record affecting the above described property. It is further made subject to any and all easements visible on the ground. In addition, there is hereby imposed along and adjacent to the north, east and south sides of said Tracts 156 and 157, a 7 1/2 foot wide utility easement, (this includes drainage easement) including the right to trim and remove all trees and shrubs on or overhanging same.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, her heirs and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said Grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor makes no further warranties, express or implied, and in particular does not warrant said property as to suitability for inhabitation as a home or a residence or as to suitability for any other purpose.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described premises until the following described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute: Of even date herewith from Grantee to Grantor for \$20,000.00, more fully described in and secured by a Deed of Trust with power of sale naming Morris Beck as Trustee.

Grantor hereby imposes upon said property the following restrictions and covenants, to-wit:

1. Same shall be used for residential purposes only.
2. No dwelling shall be constructed on same or any portion thereof which shall contain less than 1,200 square feet of living area, exclusive of screened and open porches and attached garages.
3. No building shall be located less than 50 feet from the front tract line.
4. No noxious or offensive trade or activity shall be carried on on said tract or any portion thereof, nor shall anything be done or permitted thereon which may be or become an annoyance or nuisance to the general area, including but not limited to operating thereon a wrecking yard, a night club, a beer joint, or maintaining a mobile home or mobile homes thereon.
5. No temporary structure shall be used as a residence.
6. The exterior of all structures placed thereon shall not be allowed or permitted to remain in an unfinished condition for a period longer than six months.
7. No outside toilet shall be installed, maintained or permitted on such tract or any portion thereof, and all buildings used as a dwelling shall be connected to a sanitary sewer or septic tanks constructed and installed in accordance with all rules, regulations and laws which are applicable thereto.
8. No used dwelling shall be moved or placed on said tract or any portion thereof, and all dwellings must be of new construction.

Such restrictions and covenants are to be binding upon and are to be observed by the Grantee herein as well as her heirs and assigns.

EXECUTED this 25th day of February, 1980.

BUILDING & LANDS, INC.



By: Will Crenshaw
WILL CRENSHAW, President

Attest: Kathleen Yoder
KATHLEEN YODER, Secretary

THE STATE OF TEXAS
COUNTY OF JEFFERSON

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BEFORE ME, the undersigned authority, on this day personally appeared WILL CRENSHAW, President of BUILDING & LANDS, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and ACKNOWLEDGED to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 25th day of
February, 1980.



Signature: Barbara M. Horn

Barbara M. Horn
(Typed or printed name of Notary)
NOTARY PUBLIC IN AND FOR
JEFFERSON COUNTY, TEXAS
Date Commission Expires: 4/9/81

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FILED FOR RECORD
R. L. Horn
COUNTY CLERK
JEFFERSON COUNTY, TEXAS

1045074

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NOTICE

Prepared by the State Bar of Texas for use by Lawyers only.
To select the proper form, fill in blank spaces, strike out form provisions or insert
special terms constitutes the practice of law. No "standard form" can meet all
requirements.

WARRANTY DEED (LONG FORM)

1045078

THE STATE OF TEXAS
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS:

That I, AMANDA GUIDRY, a feme sole, to-wit: a widow,--

of the County of Jefferson and State of Texas for and in
consideration of the sum of TEN AND NO/100-----(\$10.00)----- DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged,